

Memorandum

To: Honorable Mayor Maso and Members of the Frisco City Council

CC: George Purefoy, City Manager

Mack Borchardt, Fire Chief Donnie Mayfield, City of Frisco

From: Ron Patterson, Assistant City Manager

Date: December 27, 2010

Subject: Consider and act upon adoption of a Resolution authorizing the

City Manager to execute AIA Document B101-2007 (Standard Form Agreement between Owner and Architect) by and between the City of Frisco and Phelps Wood, Corp. for professional services for the

design of Frisco Fire Station No. 7.

Action Requested: City Council consideration and approval of a Resolution authorizing the City Manager to execute American Institute of Architects (AIA) Document B101-2007 (Standard Form Agreement between Owner and Architect) by and between the City of Frisco and Phelps Wood, Corp. of Frisco, Texas, in the amount of \$257,250, for professional services to design Frisco Fire Station No. 7.

Background Information: At the City Council 2009 Summer Work Session the timeline for the design and construction of Frisco Fire Station No. 7 was discussed; on June 24, 2010 staff provided the City Council with a Concept Plan and Preliminary Budget for the construction of this facility.

Fire Station No. 7 is planned for construction on a 2.891 acre tract of land located west of F.M. 423 and north of Stonebrook Parkway, which was purchased by the City in 2006. The land was purchased based on the Fire Department's analysis of then current and future projected response time needs in the area. We believe that this land is an optimal site for a Fire Station, as it has close proximity to major intersections, allowing for effective emergency response not only to the residents in homes west of F.M. 423, but also for homes and businesses located adjacent to both sides of the F.M. 423 corridor and other portions of west Frisco.

In the "Response Time Analysis" contained in the June 24, 2010 Concept Plan and Budget Summary, current response times were evaluated for the areas west of F.M.

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423 from both Fire Stations No. 3 and No. 4; in addition the staff calculated the estimated response times with the completion of road improvements to Stonebrook Parkway (FM 423 to Legacy Drive). The analysis suggested that regardless of road improvements, the range of response times from Fire Stations No. 3 and No. 4 to areas west of F.M. 423 will range from 6-9 minutes. With the establishment of a fully operational Station No. 7 the projected average response times for a large majority of the region west of F.M. 423 along Stonebrook Parkway would range from 2-5 minutes, and the projected average response times for the areas west of F.M. 423 along Lebanon Road would range from 4-5 minutes.

Due to the above referenced response times staff has previously recommended to Council that we proceed with the construction of Fire Station No. 7. Attached is a contract, which is the first step in the development process, to obtain professional architectural and engineering services for construction documents required to bid (or construction manager at risk) and build this facility. The current estimates included in the professional services agreement assume a construction timeline from June 2011 to an estimated Substantial Completion date of June 2012. The current construction cost estimate for the facility is \$3,500,000.

Alternatives: City Council could consider the following alternatives:

- Approve a Resolution authorizing the City Manager to execute the AIA Document B101-2007, Standard Form of Agreement between Owner and Architect for the design of the Frisco Fire Station No. 7;
- Deny approval of the Resolution and send back to staff with direction.

Financial Considerations: The Consultant's Fee is based on both a percentage of the estimated cost of construction (Consultant's Fee assumes 7% of an estimated construction cost of \$3,500,000) and a not-to-exceed amount specified for direct reimbursable expenses; a breakdown of the Consultant's Fee due under the Agreement is as follows:

- Architectural / Engineering Fees (7% of estimated construction cost) \$245,000
- Allowable Direct Reimbursable Expenses (not-to-exceed) \$12.250
- Total Consultant's Fee \$257,250.

The proposed funding source for the Project is to come from General Obligation Bonds approved by election May 13, 2006. However these bonds have not yet been sold. The next agenda item is for the approval of a Reimbursement Resolution which will authorize the use of the bond funds once sold.

NOTE: As the City Council has been briefed, the expenses associated with the bonds required to construct and equip this facility along with the operating cost will equate to an ongoing annual cost of approximately \$2.2 million (Debt

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Service = over \$500,000; Personnel = over \$1.5 million; Maintenance & Operations = over \$150,000). As contained in those briefings is the fact that this additional annual cost will likely require a tax increase unless there is a significant increase in tax revenues next year. That said, approving the construction of this facility is a clear indication of the Council's intent to take the actions necessary to raise funds for this ongoing cost into the foreseeable future.

Legal Review: This professional services agreement was prepared by Bob Roeder of the City Attorney's Office and has been reviewed and approved as to form and legality.

Supporting Documents: Supporting Documents include the following items:

- Copy of Project Location Map.
- Copy of Resolution;
- Copy of AIA Document B101-2007, Standard Form Agreement between Owner and Architect;
- Copy of AIA Document A201-2007, General Conditions of the Contract for Construction (Part 1);
- Copy of AIA Document A201-2007, General Conditions of the Contract for Construction (Part 2);
- Copy of AIA Document B101-2007 Exhibit A (Initial Information).

Staff Recommendation: Staff recommends approval of the attached Resolution authorizing the City Manager to execute American Institute of Architects (AIA) Document B101-2007 (Standard Form Agreement between Owner and Architect) by and between the City of Frisco and Phelps Wood, Corp. of Frisco, Texas, in the amount of \$257,250, for professional services to design the Frisco Fire Station No. 7.